

Market indicators (*)

	Q4 21	Q4 22
Overall Vacancy	8.92 %	9.35%
Avg Asking Rent (USD/sqm/mo)	15.37	15.53

Class B office market closes the fourth quarter of this year with a 9.35% vacancy rate, equal to 181,224 sqm. This figure indicates an increase of 7.3% over the previous quarter, when vacancy was 8.71%, and it is also 5% higher than the previous year.

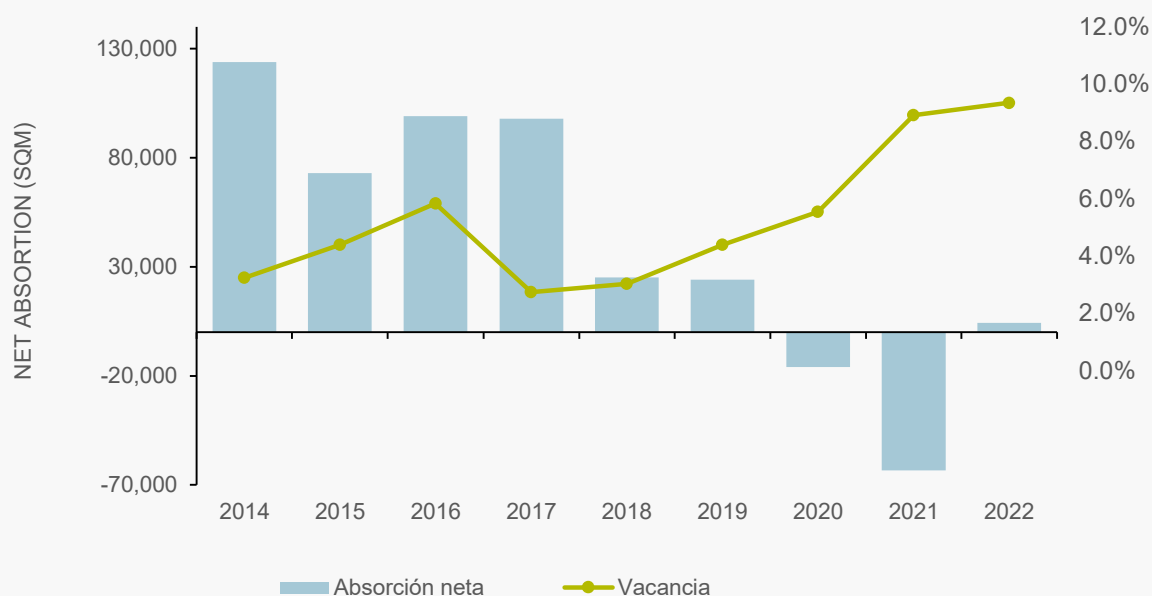
Providencia and Ciudad Empresarial together account for a total available area of 110,000 sqm, representing 60% of all the sqm currently on offer on the market, which means the asking rental price of these business location have a great influence on the total average value analyzed. Average price for Providencia is 17.92 USD/sqm and for Ciudad Empresarial is 10.36 USD/sqm.

Net Absorption this quarter amounts to -12,479 sqm and accumulated absorption for 2022 is 4,272 sqm. Negative absorption generated by the Santiago Centro submarket, which reached -5,120 m2 in 2022, was the main factor behind this year's decline. Highest demand was observed in the Las Condes market and specifically in the Apoquindo submarket, which generated special interest from companies seeking new office space.

The strongest demand was seen in the Las Condes submarket and specifically in the Apoquindo submarket, which generated special interest from companies seeking new office space.

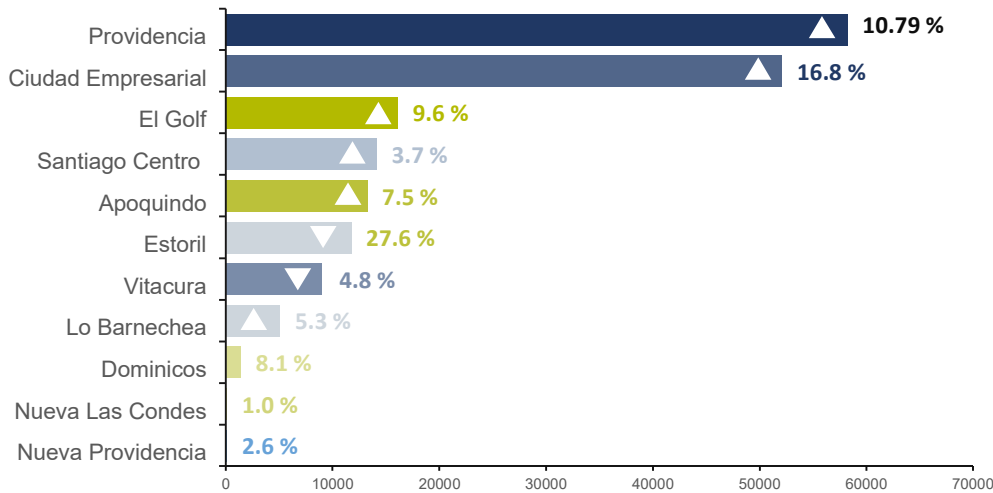
Average prices were 15.53 USD/sqm, registering a year-on-year decrease of 1%. Vitacura submarket experienced a significant decrease in its rental price, falling from 20.71 USD/sqm to 19.51 USD/sqm. Nueva Las Condes increased its asking price from 19.51 sqm to 20.71 USD/sqm, due to the higher demand observed in this submarket's buildings.

There is no new surface production during this quarter, while for next year it is forecasted that at least 12,343 sqm will be added, equivalent to 2 buildings under construction. The outlook is conservative regarding new office developments in the coming years. Over the course of 2022 some proposals continued "stand by" and a couple have started construction with a shift to residential. New projects located in Apoquindo, El Golf or Nueva Las Condes are expected to start and advance in construction, considering the good performance demonstrated by these submarkets.

NET ABSORTION VS VACANCY

Class B office market vacancy rates increased slightly from 2021, recording the highest for this office category on record. Cumulative absorption in 2022 is recorded positive for the first time since 2019, which is an evidence of stability for this market.

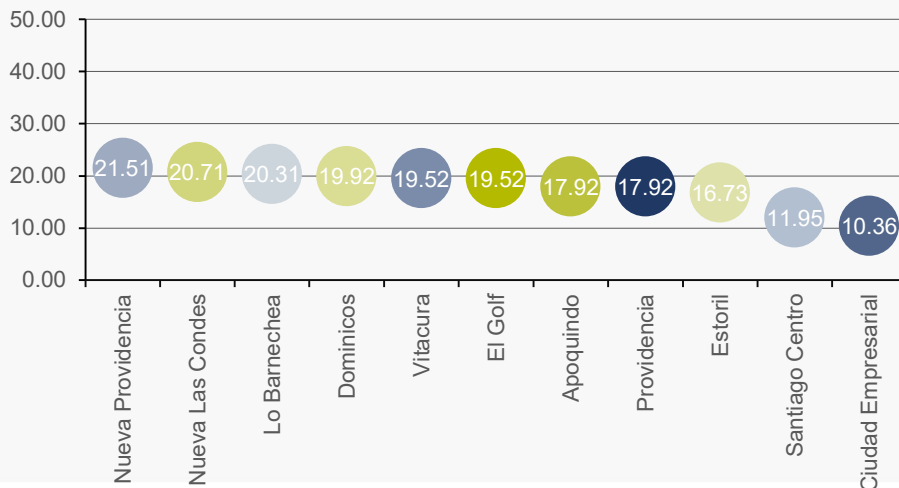
AVAILABLE AREA AND VACANCY



10.24%
VACANCY
LAS CONDES

9.35%
TOTAL
VACANCY

AVERAGE ASKING RENT (USD)



18.32
USD/sqm
AVERAGE
ASKING RENT
LAS CONDES

15.53
USD/sqm
TOTAL
AVERAGE ASKING
RENT

INVENTORY

SUBMARKET	AREA (sqm)
Apoquindo	176,151
El Golf	168,495
Dominicos	17,468
Estoril	17,347
Nueva Las Condes	11,333
LAS CONDES	390,794
Providencia	539,766
Santiago Centro	385,261
Ciudad Empresarial	309,996
Vitacura	213,649
Lo Barnechea	95,265
Nueva Providencia	4,025
TOTAL	1,938,756

Contact:

Rosario Meneses

Market Research Leader

+56 999 492 991

rosario.meneses@cushwake.com

Gustavo Valenzuela

Brokerage director

+56 994 483 764

gustavo.valenzuela@sa.cushwake.com